

SKNT Enterprises Ltd.

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WITHOUT PREJUDICE

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RE: Uxbridge Zoning By-law Amendment

PROPOSAL:

TOWNSHIP FILE. NO.: Zoning By-Law Amendment: ZBA 2022-05
Site Plan Approval application: SPD 2022-06
Draft Plan of Subdivision: SUB 2022-02

REGIONAL FILE NO. Draft Plan of Subdivision: S-U-2022-02
Address of Proposed Property: 181 Toronto Street South

This written submission is made on behalf of the owners of 191 Toronto Street South regarding the above noted zoning amendment, site plan approval application, and draft plan of subdivision.

BACKGROUND

We are owners of the bungalow located at 191 Toronto Street South, Uxbridge which is located immediately beside to the south of the 181 Toronto Street South property which is the subject of this proposal. We have owned this property since the 90's. We also would like to re-zone our property to a higher density usage.

In 2006 as a result of the construction of: The Glens Fred Barnard Way townhomes ("The Glens"), we hired an engineering firm due to flooding from The Glens. We needed to advise the Town of inadequacies of the then approved but woefully inadequate Townships approved storm water management plan and of the significant flooding in our bungalow from The Glens construction immediately behind us. We are not experts in storm water management, we rely on the Township to protect all property owners they failed in the past to conduct proper and necessary due diligence for storm water management on The Glens development.

When we originally purchased our property. Shobrook Gardens, retirement home immediately to the south of our property was not yet constructed. The Glens, townhouses immediately behind, to the East of our property were not constructed either.

Our basement has been flooded, from development of all of the surrounding properties and in-fill dumped on the proposed redeveloped property. This resulted in a

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significantly rise in the grading of all properties except our own and therefore a significant drop in our properties grading as compared to all surrounding properties.

To the best of our knowledge 181 Toronto Street property never had a residence, there maybe be no legal roadway allowance access for this vacant lot.

Why was in-filled dumping allowed on this property, were dumping permits need and were they obtained?

The Glens townhomes all drain to a small pond immediately behind all the townhome to the east of The Glens property. This proposed development will result in the significant alteration of the drainage of the area and negatively affected all properties drainages.

This roadway Toronto Street south is also known as Provincial highway # 47. As 181 Toronto Street South is only a vacant parcel of land with never a home, they may never have had access to the #47 highway the road access was only as a result of the in-fill dumping. Our property already has a legal driveway for access to highway # 47 as the existing bungalow residence has been there since the 70's. Any development should utilize existing road access points.

The Glens, unfortunately at time of development only has one ingress/egress road for access. This was a known fire hazard and significant risk and liability to person and property. With only a secondary laneway that's a single

unassumed unpaved laneway maybe inadequate for over 45 residents.

A larger development of all **three** lots along Toronto Street South including: 179, 181 and 191, Toronto Street South properties could create an added ingress/egress point for The Glens properties as well and therefore increase fire safety routes and also allow proper drainage to Toronto Street.

REASONS WHY OPPOSING

We oppose this amendment for several reasons

- 1. The proposed re-development will create drainage problems for our property any re-development should encompass all three Toronto Street Properties. Further work and study is needed. There have historically been known drainage problems on our property due to The Glens and the other development and land in-filling this needs to be addressed now.**
- 2. The proposed by law amendment, site plan and subdivision re-development needs to take into consideration all the three properties in this area to allow for the best use. This must include: storm water management, optimal density, road access to the highway #47.**
- 3. Toronto Street as the proper drainage for storm water management should be incorporated into**

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any future development for the three Toronto Street South properties.

- 4. An informal meeting with the committee of adjustments in 2019 examined a proposal for the development of and construction of 21 townhomes comprising 191 181 and 179 Toronto Street lots with the development on three lots along Toronto Street south, not just one lot. This is a better plan for this entire area and allow for the incorporation of and remedy of the shortfalls in this one lot proposal. A three lot development proposal as envisioned in 2019 had two road access points onto HWY 47. It will take into consideration, better storm water management, multiple access roads to highway #47, increased buffer zones, possible height concern remedies and a possible solution for the existing fire route bottleneck with The Glens.**

Yours truly

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